LOT 9 BLOCK A RUSSWOOD ESTATES U

819-1766, 889-713, WD 1181-1269

WILLIAMS ROBERT/WILLIAMS MEYNA
434 SE OAK ST
LAKE CITY, FL 32025

2026

10-4S-16-02853-259

COLUMBIA COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	01	NONE 100
Stories	1.	1. 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	06	06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 06

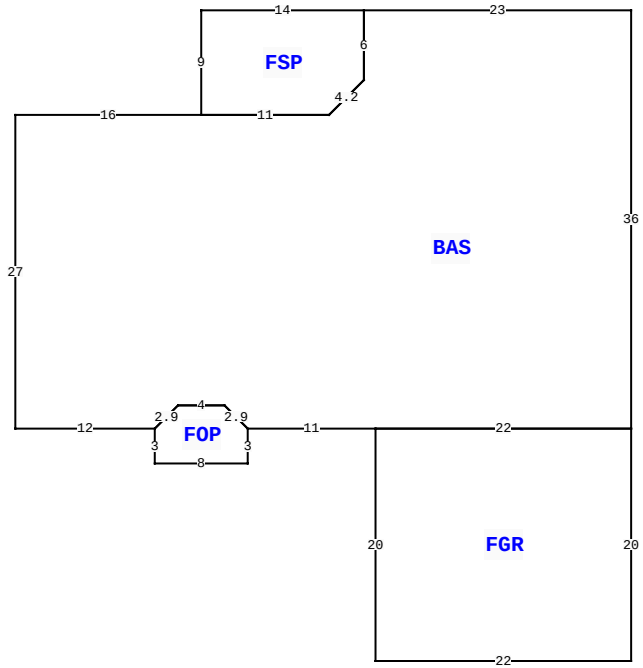
NEIGHBORHOOD/LOC 10416.010 1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,631	100		1,631	151,641
FGR	440	55		242	22,500
FOP	36	30		11	1,022
FSP	122	40		49	4,556
TOTALS	2,229			1,933	179,719

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,933	116.9238	130.95	253,126	1996	1996	0	0	0	29.00	71.00

1 SINGLE FAM 0% - 0 Heated Area: 1631 HX Base Yr



166 SW DEREK GLN, LAKE CITY

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/03/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	179,719
TOTAL MARKET OB/XF VALUE	3,159
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	217,878
SOH/AGL Deduction	0
ASSESSED VALUE	217,878
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	217,878
TOTAL JUST VALUE	217,878
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,410

PERMIT NUM	DESCRIPTION	AMT	ISSUED
10907	SFR	270	03/19/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/1269	9/25/2009	WD	Q	I	01	142,500
GRANTOR: NANCY HEATHERMAN						
GRANTEE: ROBERT & MEYNA WILL						
0889/0713	9/25/1999	WD	Q	I		104,500
GRANTOR: HIGHSMITH, PELLICER &						
GRANTEE: N HEATHERMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W23 FSP= W14 S9 E11 R3 U3 N6$ S6 D3 L3 W11 W16
S27E12 FOP= S3 E8 N3 U2 L2 W4 L2 D2 $ U2 R2 E4 R2 D2
E11FGR= S20 E22 N20 W22$ E22 N36$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0166	CONC,PAVMT	0	0	0	0	2,106.00	UT	1.50	1.50	100	1996	1996	3	100	3,159	

LAND DESCRIPTION

TOTAL OB/XF 3,159

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	0		RSF-1	0.00	0.00	1.00	LT		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/19/2024 BY JB Total Acres: 1.11 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 09/19/2025 BY SYS